

00560467/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-24, A
CORPORATION

vs.

GERALD KEITH RIGGINS solely in his capacity
as Personal Representative to the ESTATE OF
JAMES CALVIN RIGGINS, SR. AKA JAMES
C. RIGGINS, deceased individual; ALL
UNKNOWN HEIRS AND DEVISEES OF THE
ESTATE OF JAMES RIGGINS, SR. AKA
JAMES C. RIGGINS, deceased individual;
SANDRA DUCKWORTH RIGGINS, an
individual; DYNAMIC STRATEGIES INC, a
corporation; CITIBANK USA N.A., a national
association; UNITED STATES DEPARTMENT
OF JUSTICE; JPRD INVESTMENTS, LLC, a
limited liability company; DOES 1 through 10,
inclusive, and ROES 1 through 10, inclusive

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 16-2-09860-6 SEA

JUDGMENT RENDERED ON: 3/28/2017
ORDER OF SALE ISSUED: 8/23/2017
DATE OF LEVY: 9/18/2017

TO: GERALD KEITH RIGGINS, solely in his capacity as Personal Representative to THE ESTATE OF JAMES CALVIN RIGGINS, SR. AKA JAMES C. RIGGINS; ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JAMES RIGGINS, SR. AKA JAMES C. RIGGINS; SANDRA DUCKWORTH RIGGINS; DYNAMIC STRATEGIES INC.; CITIBANK USA N.A.; UNITED STATES DEPARTMENT OF JUSTICE; JPRD INVESTMENTS, LLC, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

425 26TH AVENUE EAST SEATTLE, WA 98112

LOT(S) 32 AND 33, BLOCK 23, MADISON STREET ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 85, RECORDS OF KING COUNTY, WASHINGTON. KING COUNTY ASSESSOR'S PARCEL NUMBER 501600-2262-00

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: November 13, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$781,891.75** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JULY 13, 2018.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 13, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ZIEVE, BRODNAX & STEELE, LLP
6100 219TH STREET
SUITE 480
MOUNTLAKE TERRACE, WA 98043
(206) 866-5345